BOOK 8276 PAGE 805

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1991.

Notary Public

MY COMMISSION EXPIRES: 9

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP/PARCEL NUMBERS
James R. Watts (NAME)	Same (NAME)	Map 081-10
601 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 209
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	08DA-05535

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gene Floyd, Trustee with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Watts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 2 of Cobbs Subdivision of Lot No. 6 of the subdivision of Harding Bosley Tract, of record in Book No. 161, page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 54.1 feet on the southerly side of the Hydes Ferry Pike, now Buchanan Street, and extends back southerly between parallel lines, 150 feet, more or less, to an alley in the rear. This is the same description as in the previous deed of record.

BEING the same property conveyed to Gene Floyd, Trustee, by Quitclaim Deed from Curlie E. McGruder, unmarried, of record in Book 8257, page 265, Register's Office for Davidson County, Tennessee.

8605 IDENTIF. REFERENCE JAN 15 12 50 PM '91 DAVIDSON CO., TENN.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 2309 Buchanan Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of January, 19 91

Gene Floyd, Trustee

Gene Floyd, Trustee

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Gene Floyd, Trustee
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 15th day of January 19 91.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Gene Floyd, Trustee

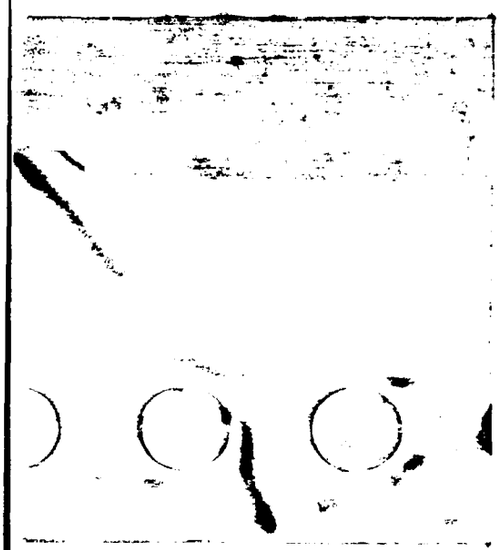
TO
James R. Watts

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

5967 01/15 0101 03CHECK 38.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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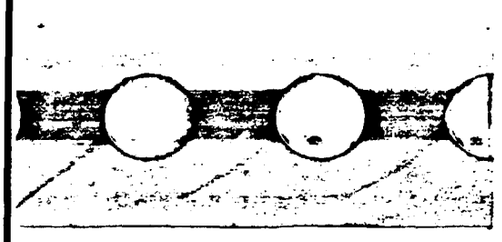
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 9500.00
CON TX 31.35
PRFEE 1.00
WDEED 6.00
TOTAL 38.35
CHECK 38.35

01/16/91 01 12:49 0001 6067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86605

IDENTIF. REFERENCE

JAN 16 12 59 PM '91

DAVIDSON COUNTY TN.

No. 389925